This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM

The Allen Company, Inc., a Tennessee corporation

TO

George B. Allen and wife, Elizabeth A. Allen

For draftsman's use

THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING, Attorneys
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

BOOK 6985 PAGE 757

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS.
George B. Allen and wife, Elizabeth A. Allen (NAME)	George B. Allen & Elizabeth A. Allen (NAME)	Map 131-1-F
4205 Hillsboro Rd., Ste.204B (STREET ADDRESS OR ROUTE NUMBER)	4205 Hillsboro Road, Suite 204B (STREET ADDRESS)	Parcel 6
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

45503

IDENTIFICATION REFERENCE

OCT 18 10 51 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 239,000.00 George B. Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October, 19 84

Betty L. McGriff
Notary Public

MY COMMISSION EXPIRES: 10-20-85

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Two Hundred Thirty-Nine Thousand and No/100 Dollars----------DOLLARS

of which $ 90,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed a promissory note payable to the order of Grantor in the original principal amount of $149,000.00, payable in thirty(30) equal consecutive annual installments on or before the 1st day of each December, commencing in 1985, plus interest as provided in said note, together with all renewals, extensions and modifications thereof,

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed,

The Allen Company, Inc., a Tennessee corporation

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

George B. Allen and wife, Elizabeth A. Allen

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 6 on the Plan of Chatsworth (formerly Buxton Square) of record in Book 5200, page 575, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to The Allen Company, Inc., a Tennessee corporation, by deed from JNF Construction, Inc., a Tennessee corporation, of record in Book 6309, page 908, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved XX property, known as Lot 6, Chatsworth, Chatsworth Drive, Nashville, Tn. 37215
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

the

insurer in some fire for at $ the fully paid, and to have the loss, if any, made payable on the policy or policies to said Trustee for the benefit of the lawful owner and holder of said notes, as his interest may appear. We further agree to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments thereon, and to pay them when due; and in case we fail to do either, then the said Trustee, or the lawful owner and holder of said notes, or any of them, may do any or all of these things, and charge and treat the sum or sums so expended as part of the indebtedness secured therein, the same to bear interest from the date of such payment. Now, if we, the said grantees, shall pay the notes aforesaid when due, according to their terms, and pay taxes, keep up repairs, and keep said premises insured, as aforesaid, then this trust conveyance shall be of no further force or effect. But if we fail to pay any one of said notes or part thereof, promptly at maturity or if, failing to pay taxes, keep up repairs or keep said premises insured as herein provided; we fail to reimburse the Trustee or lawful owner and holder of said notes for all sums, with interest, so expended by said Trustee, or lawful owner and holder of said notes, within thirty days from date of such payment, this trust conveyance shall remain in full force and effect, and at the option of the lawful owner and holder of said notes, or any of said notes then past due and unpaid, all remaining unpaid notes shall become due and payable at once, without notice, and the said Trustee, or his successor in trust, is hereby authorized and empowered, upon giving twenty days' notice by three publications in any newspaper, daily or weekly, published in Davidson County, Tennessee, to sell said property at the front door of the Court House in said county to the highest bidder for cash, at public outcry, free from the equity of redemption, homestead, dower and all other exemptions of every kind, which are hereby expressly waived; and the said Trustee, or his successor in trust, is authorized and empowered to execute and deliver a deed to the purchaser. The creditor may bid at any sale under this conveyance. We agree that the Trustee, may at any time, after default in the payment of any one of said notes, enter and take possession of said property, and shall only account for the net rents actually received by him. We further agree that in the event the Trustee fails, before selling said property, as herein provided, to enter and take possession thereof, the purchaser shall be entitled to immediate possession thereof upon the delivery to him by the Trustee of a deed for said property. In case of sale hereunder, the proceeds will be applied by the Trustee as follows:

1st. To the payment of all costs, charges, and expenses of executing this conveyance and enforcing said lien as herein provided; also reasonable attorney's fees for advise in the premises, or for instituting or defending any litigation which may arise on account of the execution of this conveyance, or the enforcement of said lien; also the expenses of any such litigation.
2nd. To the payment of all taxes which may be unpaid on said premises.
3rd. To the payment of all unpaid notes herein secured, and any and all sums expended in the protection of said property, as herein authorized.
4th. The residue, if any, will be paid to the grantees herein, their heirs, representatives or assigns.

In case of the death, absence, inability or refusal to act of said Trustee at any time when action under the foregoing power and trusts may be required, the lawful owner and holder of said lien notes, or, if more than one, then of the first-maturing unpaid note, is hereby authorized and empowered to name and appoint a successor to execute this trust by an instrument in writing to be recorded in the Register's Office for Davidson County, Tennessee, and the title herein conveyed to the said Trustee shall be vested in said successor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said trustee shall execute this trust without being required to give bond, and he shall not be required to file any account or settlement in relation to his trusteeship.

IN WITNESS WHEREOF, we, the said grantors and grantees, have hereunto set our hands this the 19th day of October 19 84.

George B. Allen

Elizabeth A. Allen
Elizabeth A. Allen

THE ALLEN COMPANY, INC.

By: George B. Allen Pres.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George B. Allen and wife, Elizabeth A. Allen

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee Tennessee, this 19th day of October, 19 84

Betty L. Morris, Notary Public.

Commission expires 10-20-85

NOTARY PUBLIC BETTY L. MORRIS DAVIDSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George B. Allen with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the The Allen Company, Inc. the within named bargainor, a corporation, and that he as such President to